

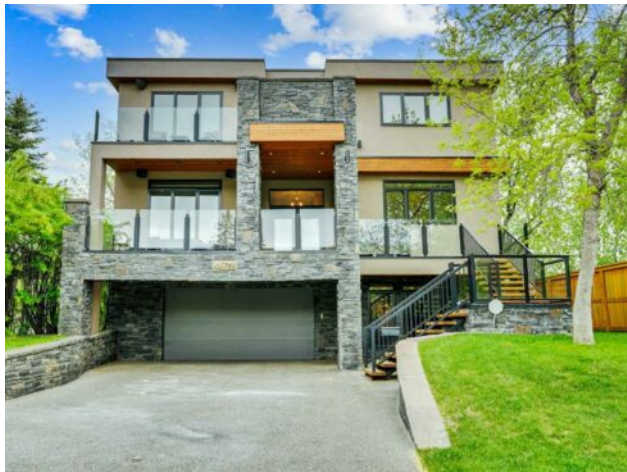


GRASSROOTS
REALTY GROUP

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4628 Montgomery Avenue NW
Calgary, Alberta

MLS # A2224791



\$1,998,900

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,537 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Flat Torch Membrane

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stucco

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

This CUSTOM BUILT stunning two-storey home offers over 3,530 square feet of beautifully finished living space and is located in a prime Montgomery NW location, just steps from the Bow River. Set on a private, tree-lined street, this home enjoys breathtaking river views from the front decks and is surrounded by parks, playgrounds, schools, and convenient shopping, with Edworthy Park just moments away. The home features three spacious bedrooms and five bathrooms, with two of the bedrooms offering their own ensuite bathrooms. The main floor showcases soaring 10-foot ceilings, while the upper and lower levels feature 9-foot ceilings, creating a spacious and open atmosphere throughout. Elegant hardwood flooring extends throughout the main living areas, while plush carpeting adds warmth to the bedrooms and stylish tile enhances each bathroom. The chef-inspired kitchen is outfitted with granite countertops, a premium six-burner gas stove, and custom cabinetry, offering both beauty and functionality. Granite countertops are also featured in all bathrooms, adding to the upscale finishes. A massive recreation room on the lower level offers walk-out access to grade, making it the perfect space for entertaining or family living. This home is packed with luxurious features, including a Radio raw lighting system, Russound sound system throughout, two double-sided fireplaces, and heated floors in three of the bathrooms. Power blinds on the upper level add modern convenience, and the home is climate-controlled with two A/C units and a high-efficiency boiler system. The main floor and attached garage benefit from in-floor heating with dual thermostats for optimal comfort. Enjoy outdoor living with two exterior gas lines, one at the front and one at the back of the home—ideal for barbecues and entertaining. A hot tub is located only steps away from the master

suite on a private balcony and it is included in the sale. Car enthusiasts will appreciate the triple attached garage, along with an oversized, heated, detached double garage with 10-foot high doors—perfect for large vehicles, storage, or a workshop. This exceptional property seamlessly blends luxury, space, and an unbeatable location close to nature and urban amenities. Don't miss the opportunity to own a one-of-a-kind home in one of Calgary's most sought-after riverfront communities.